

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MASSACHUSETTS**

In re:

**WESTBOROUGH SPE LLC**

Debtor

**Case No.: 23-40709**

**OPPOSITION TO TRUSTEE'S MOTION FOR SUMMARY JUDGMENT**

**Claimant:** Denise S. Edwards

**Claim No.:** 5.1

**To the Honorable Court:**

I, Denise S. Edwards respectfully submit this Opposition to the Trustee's Motion for Summary Judgment seeking to disallow my Proof of Claim (No. 5.1).

**1. All Supporting Documentation Has Been Provided**

Contrary to the Trustee's assertion, I have submitted all documents and information necessary to support my claim. This includes, but is not limited to:

- Affidavit in support of my claim (filed December 19, 2023)
- Financial records, contracts, and correspondence evidencing my claim

These materials were provided to the Trustee via email prior to the discovery deadline.

**2. No Prejudice to the Trustee**

Because all necessary documentation has been submitted, the Trustee has had full access to all evidence supporting my claim and therefore cannot demonstrate any prejudice resulting from alleged discovery non-responses.

**3. Agreement to Consolidate and Negotiable Claim**

I am willing to have my claim considered together with that of my partner, Lolonyon Akouete, as he possesses many of the supporting documents related to our efforts. At the same time, my claim stands on its own merit, and I remain open to negotiating the final allowed amount. This willingness to compromise is demonstrated by my, May 20, 2025, response to the Trustee's counsel regarding settlement discussions.

My claim reflects the substantial work I performed to bring this matter forward, locating the property owner, and taking actions that prior parties failed to complete. These efforts directly contributed to preserving and recovering value for the bankruptcy estate, enabling the Trustee, attorneys, and creditors to pursue funds they otherwise would never have realized. Without our


intervention, the Town of Westborough would have sold the property to the lowest bidder and retained the excess, depriving the estate and creditors of that value.

In other states where I have worked on similar matters, the law provides that once taxes are satisfied, any surplus is returned for the benefit of the property owner. That approach ensures fairness, and it is consistent with the purpose of bankruptcy—to maximize recovery for the estate and distribute it equitably. My claim reflects my role in making such a recovery possible here.

#### **4. Conclusion**

For the reasons stated above, I respectfully request that the Court **deny the Trustee's Motion for Summary Judgment** and allow my claim (No. 5.1) to proceed. I have fully complied with discovery requirements and provided all supporting evidence. Disallowing my claim at this stage would be unjust.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Denise S. Edwards". The signature is fluid and cursive, with the first name "Denise" and last name "Edwards" clearly distinguishable.

Denise S. Edwards  
Claimant

**Date:** 08/18/2025

CERTIFICATE OF SERVICE

I, Denise S Edwards, hereby certify that the above document is served by email and mailing a copy of the same, first-class mail, to the following:

Stephen F. Gordon, Attorney of the Petitioners (Email: [sgordon@gordonfirm.com](mailto:sgordon@gordonfirm.com)) The Gordon Law Firm LLP River Place 57 River Street Wellesley, MA 02481,

Scott A. Schlager on behalf of, Nathanson & Goldberg, P.C., a creditor. (Email: [sas@natgolaw.com](mailto:sas@natgolaw.com)) 183 State Street, 5th Floor Boston, MA 02109

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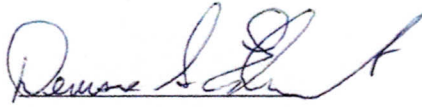
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**Lolonyon Akouete**

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A handwritten signature in blue ink, appearing to read "Denise S Edwards", with a stylized flourish at the end.

Denise S Edwards